

030.0

0004

0002.A

Map

Block

Lot

1 of 1

Residential

CARD

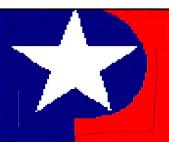
ARLINGTON

Total Card / Total Parcel

1,012,100 / 1,012,100

USE VALUE: 1,012,100 / 1,012,100

ASSESSED: 1,012,100 / 1,012,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
162		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CARRIG ROBERT & NANCY JANE

Owner 2: MURPHY REAL ESTATE HOLDINGS LL

Owner 3:

Street 1: C/O RENZI BULGER GROUP LLC

Street 2: PO BOX 750057

Twn/City: ARLINGTON

StProv: MA Cntry Own Occ: N

Postal: 02475 Type:

PREVIOUS OWNER

Owner 1: CARRIG ROBERT/JAMES/NANCY JANE -

Owner 2: MURPHY REAL EST HOLDINGS LLC -

Street 1: C/O THAYER & ASSOC

Twn/City: CAMBRIDGE

StProv: MA Cntry

Postal: 02140

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1935, having primarily Brick Exterior and 3128 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		5720	Sq. Ft.	Site			0	80.	0.93	1			Med. Tr	-10					425,954						426,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
111	5720.000	583,200	2,900	426,000	1,012,100		21078
							GIS Ref
							GIS Ref
							Insp Date
							11/07/18

1 of 1

Residential

CARD

ARLINGTON

 APPRAISED: 1,012,100 / 1,012,100
 USE VALUE: 1,012,100 / 1,012,100
 ASSESSED: 1,012,100 / 1,012,100
USER DEFINED

Prior Id # 1:	21078
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/29/21	21:38:55
LAST REV Date	Time
09/15/21	12:49:42
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	111	FV	583,200	2900	5,720.	426,000	1,012,100		Year end	12/23/2021
2021	111	FV	583,200	2900	5,720.	426,000	1,012,100		Year End Roll	12/10/2020
2020	111	FV	552,600	2900	5,720.	426,000	981,500	981,500	Year End Roll	12/18/2019
2019	111	FV	470,000	3000	5,720.	452,600	925,600	925,600	Year End Roll	1/3/2019
2018	111	FV	470,000	3000	5,720.	330,100	803,100	803,100	Year End Roll	12/20/2017
2017	111	FV	440,600	3000	5,720.	287,500	731,100	731,100	Year End Roll	1/3/2017
2016	111	FV	440,600	3000	5,720.	244,900	688,500	688,500	Year End	1/4/2016
2015	111	FV	396,600	3100	5,720.	239,600	639,300	639,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY OLIVE R	1407-23	1	10/10/2019	Convenience		10	No	No	Olive R Murphy transferred interest --> Murph Thomas J Carrig did 4/23/2001
CARRIG THOMAS J	1407-23		10/28/2011	Estate/Div			No	No	
MURPHY OLIVE R	1196-38		11/3/1998	Convenience		1	No	No	ownership changed from 148 Broadway Street Re
CARRIG JAMES A	01196-38		11/3/1998	Family	325,000	No	No		James A Carrig sold interest to Olive R. Murp

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2021		Mail Update						MM Mary M
5/13/2021		I & E Return						MM Mary M
11/7/2018		MEAS&NOTICE						HS Hanne S
2/24/2009		Measured						197 PATRIOT
2/14/2000		Measured						197 PATRIOT
11/1/1991								PM Peter M

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2021	Mail Update	MM	Mary M
5/13/2021	I & E Return	MM	Mary M
11/7/2018	MEAS&NOTICE	HS	Hanne S
2/24/2009	Measured	197	PATRIOT
2/14/2000	Measured	197	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION

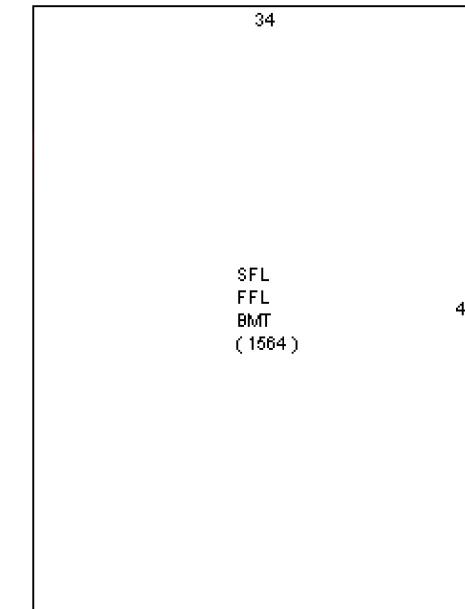
Type:	20 - Apts 4-8	
Sty Ht:	2 - 2 Story	
(Liv) Units:	4	Total: 4
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	7 - Brick	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BRICK	
View / Desir:		

BATH FEATURES

Full Bath:	4	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1935
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled 0

CONDOS INFORMATION

Location:	
Total Units:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total: 18.6 %

CALC SUMMARY

Basic \$ / SQ:	140.00
Size Adj.:	0.98567772
Const Adj.:	1.06049991
Adj \$ / SQ:	146.344
Other Features:	190000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	716427
Depreciation:	133255
Depreciated Total:	583172

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	146.34	
Special Features:	0	Val/Su Net:	124.30	
Final Total:	583200	Val/Su SzAd	186.45	

PARCEL ID

030.0-0004-0002.A

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	1000	A	AV	1985	4.00	T	27.2	111			2,900			2,900

More: N Total Yard Items: 2,900 Total Special Features:

Total: 2,900

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	4
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 12	BRS: 4	Baths: 4 HB

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	1,564	43.900	68,664					
FFL	First Floor	1,564	146.340	228,881					
SFL	Second Floor	1,564	146.340	228,881					
Net Sketched Area:		4,692	Total:		526,426				
Size Ad	Gross Area	3128	FinArea	4692	3128				

IMAGE